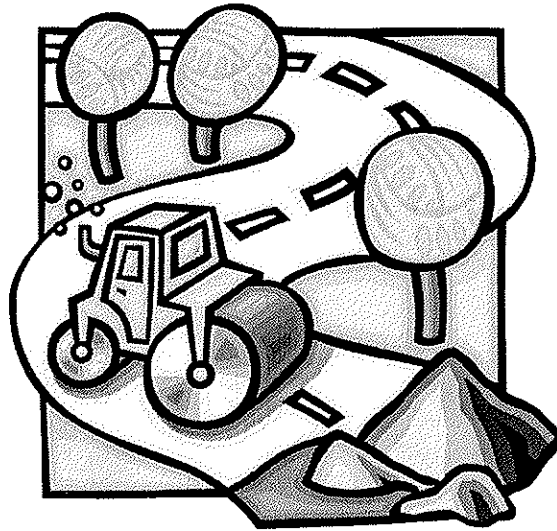


# Board of Sumter County Commissioners



## Capital Improvement Assessment Programs

Programs for property owners' to self assess for the improvement  
of residential roads, sidewalks, and street lighting.

### Impact Fees and Assessment Programs

910 North Main Street, Ste 5

Bushnell, Florida 33513

Phone 352-793-0200

Fax 352-793-0207

[WWW.SumterCountyFL.gov](http://WWW.SumterCountyFL.gov)

## Program History

In August 2006, the Board of Sumter County Commissioners adopted Ordinance 2006- 000, titled “Capital Project and Related Services Assessment Ordinance”. Under this ordinance the County and/or property owners have the means to petition for construction of private roads, sidewalks, and/or street lighting; other options included are overlaying existing roads or improvements to unmaintained roads.

## STEPS TO HAVE YOUR ROADS IMPROVED...

- Petitioner must submit signatures of at least 10% of the affected or assessable property owners (or County Commissioners may vote to direct Department to initiate project) with \$500 for mailing cost to the Impact & Assessment (I&A) Department.
- I&A Staff will mail petitions to all assessable property owners, using certified mail. Petitions must be returned within 60 calendar days from mailing.
- Petitions will be calculated and presented to the Board of County Commissioners for their consideration at a regular Board meeting.
- If petitions are accepted by the Board, County Staff will begin working on Financing and associated cost.
- Final Public hearing will be scheduled for Board to consider project, cost, and affected residents input.
- If project is approved by Board, County staff will begin construction preparation phase. Completion of project is between 12 to 24 months from this point.

## Advantages to Improving Roads within your community with the Road Assessment Program

- Increase in property value
- No potholes or road conditions that will damage your vehicles or cause expensive vehicle repairs
- Less dust and dirt getting into your homes and a/c units
- Less tax dollars spent on costly road maintenance, that wash way with every rain
- Assessment can be paid over 10 years, or if desired, paid in full during the pre-pay period
- Assessments can be paid in full at any time during the 10 year period without “early payment” penalty
- Allows property owners to assess themselves and get their road(s) improved that otherwise may not be available under circumstances
- Makes the property more valuable for re-sale



## Most Commonly Asked Questions

**WHO CAN BE ASSESSED FOR THE ROAD AND DRAINAGE IMPROVEMENTS?** All properties that benefit from the proposed road and drainage improvements, including any parcels outside of the subdivision that front the proposed road and benefit from the improvements or whose only access is over the road(s) proposed for improvement.

**HOW ARE AFFECTED PROPERTIES ASSESSED?** Two options are used to date; 1) per parcel (platted lot) or 2) per front foot, however the Board of County Commissioners is not limited to those options. Surrounding Counties have found per parcel as the most equitable way of assessing properties within road assessment areas to date.

**HOW ARE THE ASSESSMENT COST DERIVED FOR EACH PROPERTY OR OWNER?** All cost associated with the project including mailings, inspections, testing, engineering design, construction, contingency, MSTU/Assessment department, Finance, Clerk and Legal are totaled and that cost is divided by the number of assessable parcels or by assessable footage.

**HOW LONG DO I HAVE TO PAY FOR THESE ROAD ASSESSMENT COSTS?** 10 years on your annual tax bill. This amount can be paid off at any time without penalty fees.

WHAT IS THE ESTIMATED COST FOR A ROAD ASSESSMENT PROGRAM ON MY STREET, NEIGHBORHOOD OR SUBDIVISION? These cost will be calculated during the petition process.

CAN I PAY THE ASSESSMENT IN FULL? Yes, The assessment cost can be paid in full during the pre-pay period saving the additional costs for financing, borrowing, and interest that will accumulate after the pre-pay period ends. Additionally the assessment can be paid off at any time over the life of the assessment; however, a percentage of the financing interest and borrowing cost will be added.

WHAT ARE THE ADVANTAGES OF PAYING THE ASSESSMENT IN FULL? You will save interest, financing fees, and borrowing costs that are added after the pre-pay period ends.

WHEN DOES THE PRE-PAY PERIOD BEGIN? After the Final Public Hearing a Notice of Special Assessment is mailed to all affected property owners by certified mail. This notice will give you the pre-pay amounts and how long you have to pay it. This period usually lasts 30 to 45 days depending on circumstances.

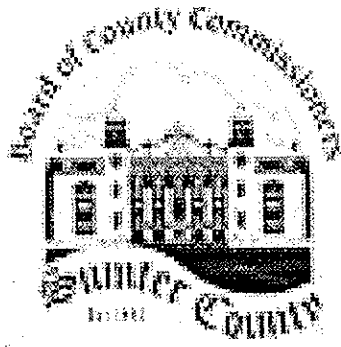
WHEN WILL CONSTRUCTION BEGIN? Usually within 45-60 days after the final public hearing is held. All contract documents must be executed by the contractor and the Board of county Commissioners before a notice to proceed is created for the contractor. No construction can commence until a) the final public hearing is held, and b) until the appropriate documents are submitted to the purchasing department by the successful contractor and a notice to proceed is issued.

WILL THE PROPERTY OWNERS RECEIVE REFUNDS IF COSTS ARE SAVED DURING CONSTRUCTION? Refunds are prepared after all costs are calculated by the Sumter County Finance Department, an amended assessment roll is prepared and submitted to the Board of County Commissioners for acceptance and approval. Refunds are usually processed and sent out within 9 to 12 months for the time of completion of the project and after all final costs are known.

WHO DO I CONTACT TO FIND OUT HOW MUCH IS OWED ON MY ROAD ASSESSMENT AFTER IT APPEARS ON THE TAX BILL? The Sumter County Finance Department at (352) 793-0217.

WHO DO I CALL IF I HAVE A PROBLEM WITH MY DRIVEWAY OR IF I HAVE A COMPLAINT DURING THE CONSTRUCTION OF THE ROAD IMPROVEMENTS? The Sumter County Impact Fees and Assessments Programs Department (352) 793-0200.

WHY ARE THE ASSESSMENT PROJECTS "BUNDLED" FOR THE BORROWING TO DO THE CONSTRUCTION? A "stand alone" borrowing project may cost as much as \$50,000. Therefore, several projects are "bundled" to include all of the road assessments that are ready for construction to save borrowing costs if they are approved at the final public hearing. The amount paid by each assessment area is arrived at by dividing the number of assessments into the borrowing costs. The more projects to share in the cost, the lower the cost will be to each assessment area.



## Sumter County Commissioners

Richard Hoffman - Chairman  
District 1

Doug Gilpin - Second Vice Chair  
District 2

Michael Francis  
District 3

Gary Breeden - Vice Chair  
District 4

Randy Mask  
District 5

For additional information Contact:

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